

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

DHCD has successfully re-procured ESG services as we indicated we would do in our Consolidated Plan. The reprocurement has resulted in expected contracts with 35 subrecipients for homelessness prevention, rapid re-housing, and emergency shelter services across the Commonwealth in FFY16 (at the time of this report, DHCD has not received an ESG grant agreement for FFY16 and is unable to fully execute contracts for ESG services.) The successful procurement process has resulted in increased access and improved ESG services for participants statewide. Additionally, DHCD continues to build upon existing relationships with the 16 CoCs in Massachusetts leading to enhanced coordination and consultation regarding the use of ESG funding.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Preserve and create affordable rental housing	Affordable Housing		Rental units constructed	Household Housing Unit	150	253	168.67%	150	253	168.67%
Preserve and create affordable rental housing	Affordable Housing		Rental units rehabilitated	Household Housing Unit	30	28	93.33%	30	28	93.33%

Promote Strong Sustainable Communities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	40000	39126	97.82%			
Promote Strong Sustainable Communities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10000	18086	180.86%			

Promote Strong Sustainable Communities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Facade treatment/business building rehabilitation	Business	20	7	35.00%			
Promote Strong Sustainable Communities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Rental units rehabilitated	Household Housing Unit	100	278	278.00%			

Promote Strong Sustainable Communities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Homeowner Housing Rehabilitated	Household Housing Unit	300	366	122.00%			
Promote Strong Sustainable Communities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Direct Financial Assistance to Homebuyers	Households Assisted	10	0	0.00%			

Promote Strong Sustainable Communities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Homelessness Prevention	Persons Assisted	25	1036	4,144.00%			
Promote Strong Sustainable Communities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Jobs created/retained	Jobs	10	0	0.00%			

Promote Strong Sustainable Communities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Businesses assisted	Businesses Assisted	20	11	55.00%			
Promote Strong Sustainable Communities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	200	1381	690.50%			
Reduce homelessness	Homeless		Tenant-based rental assistance / Rapid Rehousing	Households Assisted	500	509	101.80%			
Reduce homelessness	Homeless		Homeless Person Overnight Shelter	Persons Assisted	4700	12856	273.53%			
Reduce homelessness	Homeless		Homelessness Prevention	Persons Assisted	500	1036	207.20%			

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

Our state is successfully utilizing both CPD and non-CPD funds to achieve the Plan's objectives. The past year's accomplishments support this assertion.

The Massachusetts CDBG program has long prioritized directing resources primarily to communities with higher levels of need. This is accomplished through program design by placing the majority of the CDBG allocation into the Community Development I fund which is for communities with a higher level of need based on DHCD's Community Wide Needs score calculation. Further, DHCD relies on applicant communities to identify their most pressing needs. Applicants are required, on an annual basis, to identify these needs through an open community process resulting in a strategy for community development that involves significant public input and establishes a priority list of projects to be addressed. Toward this end, DHCD makes the majority of CDBG eligible activities available for funding so that communities may pursue projects that they have determined to be first priorities. During FY 2015, as with previous years, communities have chosen to direct a significant portion of requests to address two primary activities, housing rehabilitation and infrastructure repairs.

In addition, DHCD has established a significant priority that requires resources to be directed to locally defined, geographic target areas. As a result, DHCD has awarded CDBG grants to address locally defined needs in locally defined target areas. Most communities choose to fund additional activities in these target areas resulting in greater positive impacts and outcomes. Due to the size of the file, detailed accomplishment information for CDBG can be viewed upon request at DHCD's office, 100 Cambridge Street, 3rd Floor, Boston, Ma.

The Massachusetts programs promote strong, sustainable communities throughout the commonwealth and address local priorities. Funds are allocated through notices of funding availability, with consideration to broad geographic distribution. With our affordable housing projects, HOME funds have been committed to rental projects with local zoning and (often) funding support. The Commonwealth's principles of sustainable development, as well as the Massachusetts mission statement and fair housing principles, are referenced in the Notice of Funding Availability and in the Qualified Allocation Plan. HOME projects that have been completed during this program year have created or preserved 264 HOME-assisted units within 676 total housing units. Four projects include units for formerly homeless individuals or families. One additional project is an SRO accommodating the formerly homeless or those at risk of homelessness. All HOME projects completed this year include a band of units targeted to households at or below 30% of area median income who are either homeless or at risk of

homelessness. All HOME units have recorded affordability restrictions referencing low and very low income requirements.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME	HOPWA	ESG
White	21,724	98	0	0
Black or African American	1,603	57	0	0
Asian	344	45	0	0
American Indian or American Native	138	2	0	0
Native Hawaiian or Other Pacific Islander	3	0	0	0
Total	23,812	202	0	0
Hispanic	2,237	68	0	0
Not Hispanic	21,575	196	0	0

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

For the HOME units, there also were 62 households defined as 'Other multi-racial,' for a total of 264 completed HOME units.

Please refer to the eCart attachment in CR-00 for racial and ethnic statistics regarding persons served with ESG funding.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG		116,544,100	30,059,104
HOME		25,911,136	4,651,932
HOPWA		847,904	82,962
ESG		17,940,720	4,045,861
Other	Affordable Housing Trust Fund	140,000,000	232,450,680
Other	Alternative Housing Voucher Program	14,200,000	232,450,680
Other	Capital Improvement and Preservation Fund	0	232,450,680
Other	Commercial Area Transit Node Housing Program	8,000,000	232,450,680
Other	Community Based Housing	20,000,000	232,450,680
Other	CSBG	64,000,000	232,450,680
Other	Facilities Consolidation Fund	46,400,000	232,450,680
Other	Family Shelters	620,000,000	232,450,680
Other	Housing Innovations Fund	49,752,776	232,450,680
Other	Housing Stabilization Fund	84,700,000	232,450,680
Other	Individual Shelters	164,000,000	232,450,680
Other	LIHEAP	552,000,000	232,450,680
Other	MA Rental Voucher Program	278,450,820	232,450,680
Other	Public Housing Operating	257,220,000	232,450,680
Other	Rental Assistance for Families in Transition	44,000,000	232,450,680
Other	Section 8	925,082,908	232,450,680
Other	Section 8 Moderate Rehab	40,000,000	232,450,680
Other	State LIHTC	20,000,000	232,450,680
Other	Weatherization Assistance Program	21,707,144	232,450,680

Table 3 – Resources Made Available

Narrative

Please see the attached chart for the breakdown of state resource expenditures.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

Table 4 – Identify the geographic distribution and location of investments**Narrative**

The Massachusetts CDBG program distributes its funds through a competitive process that is not based on geographic priorities. DHCD has competitively awarded and committed HOME funds in those areas of the Commonwealth that do not receive HOME funds as a result of entitlement community or HOME consortium designation. DHCD also competitively awarded and committed HOME funds for rental development projects in entitlement/consortia communities that provide a match for DHCD administered HOME funds. The projects completed this program year represent a geographic range that includes metro Boston, metro West, Western Massachusetts, Central Massachusetts, Southeastern Massachusetts, the Merrimack Valley, and Cape Cod. Projects have been urban, suburban and rural. HOME funds that were contingently awarded this program year had a similar distribution and those that were committed largely mirrored this, though fewer HOME Western Massachusetts projects were at this development stage. 100% of our allocation has reached the statewide planned target area. Most HOME projects also are low income housing tax credits projects and also are subject to QAP criteria, including a point incentive for projects sited in areas of opportunity.

DHCD awards Massachusetts nonentitlement fESG funding to agencies identified by their CoC as a lead agency for ESG services resulting in the distribution of ESG resources statewide.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

While, the CDBG program does not require a match through its application, it does incent communities who carry out non-CDBG funded community development activities in defined geographic target areas within the community. This results in greater impacts to these target areas.

Federal funds are typically a small component of housing development project sources. Because we structure our DHCD HOME program to allocate per unit HOME dollar limits that are lower than the federal limits, nearly all HOME projects leverage about six or seven hundred percent in other funding, often tax credits equity and private loan funds. Our HOME program also requires a local match for any projects located in a HOME entitlement or consortium community.

DHCD leveraged state funding for individual emergency shelters to support the statewide need for emergency shelter as required under the Emergency Solutions Grant. The use of ESG federal funding enables our statewide emergency shelters to provide enhanced services and additional shelter beds, especially during the winter months.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	691,799,393
2. Match contributed during current Federal fiscal year	60,430,890
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	752,230,283
4. Match liability for current Federal fiscal year	1,036,023
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	751,194,261

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
Mass Rental Voucher Prog (12 months subsidy exp)	03/31/2016	60,430,890	0	0	0	0	0	60,430,890

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
3,165,931	1,678,809	4,800,233	0	44,508

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	139,140,885	0	0	0	0	139,140,885
Number	14	0	0	0	0	14
Sub-Contracts						
Number	468	6	1	19	27	415
Dollar Amount	100,210,760	1,329,235	5,275	6,711,967	6,526,933	85,637,350
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	139,140,885	0	139,140,885			
Number	14	0	14			
Sub-Contracts						
Number	468	21	447			
Dollar Amount	100,210,760	3,309,206	96,901,554			

Table 8 – Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	14	0	1	1	0	12
Dollar Amount	8,786,265	0	1,000,000	749,604	0	7,036,661

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	40	30
Number of Non-Homeless households to be provided affordable housing units	630	234
Number of Special-Needs households to be provided affordable housing units	17	11
Total	687	275

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	509
Number of households supported through The Production of New Units	120	253
Number of households supported through Rehab of Existing Units	500	330
Number of households supported through Acquisition of Existing Units	0	0
Total	620	1,092

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The Actual numbers above are HOME project units. We have exceeded stated goals with regard to the production of new units. While the number of rehabbed existing units may appear lower than the goal, the Commonwealth has used other state resources to support housing development projects that have rehabilitated existing units. The homeless unit numbers speak only to total HOME project units with a homeless target. In addition, all HOME/tax credits projects have at least 10% total units that must be affordable to those at/below 30% of the area median income and many of these residents were either homeless or at risk of homelessness. The units listed as being for those with 'special-needs' above include the total number of Community Based Housing program units within the HOME projects completed this year.

Additionally, ESG RRH funding has allowed 509 literally homeless households to access housing through a combination of housing relocation and stabilization services and short and medium term rental assistance.

Discuss how these outcomes will impact future annual action plans.

We routinely assess progress and assess annual action plans goals with stated needs and available resources in mind.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	93	172
Low-income	129	76
Moderate-income	433	16
Total	655	264

Table 13 – Number of Persons Served

Narrative Information

HOME units completed this year were occupied by 172 ELI, 76 VLI and 16 LI (below 60% AMI) residents.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Commonwealth has been committed to ending homelessness. DHCD's Housing Development programs encourage housing with available supportive services and the Commonwealth's Emergency Assistance program (providing emergency shelter and rapid rehousing resources for eligible families, including pregnant women) continues to conduct extensive intake assessments and develop individualized service and rehousing plans for each household that enters the EA shelter program. Additionally, DHCD's Division of Housing Stabilization operates with a full time Constituent Services Coordinator who works to connect households in need of services with appropriate resources across the Commonwealth. DHCD, as the Balance of State CoC lead, has launched a Coordinated Entry system and continues to provide support to other CoCs which are also launching Coordinated Entry systems. Finally, DHCD works closely with a variety of homeless service providers across the Commonwealth to coordinate and promote access to homeless services through a variety of funding sources, including Emergency Solutions Grant (ESG) funding, Residential Assistance for Families in Transition (RAFT), and state funding for individual and family shelters.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Commonwealth continues to be the primary funder for the Emergency Assistance (EA) shelter system in Massachusetts which provides emergency shelter to eligible homeless families. ESG funding helps to support shelter services for non-EA families and the Commonwealth provides extensive funding for individual shelters to ensure that the emergency shelter needs of homeless persons are met on a nightly basis. Transitional housing continues to be primarily funded through HUD CoC grants. DHCD also administers several programs (HomeBase, RAFT, ESG) that help to meet the needs of those who are in transition but who do not reside in emergency shelter.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The Commonwealth continues to successfully provide a variety of homelessness prevention services through a combination of state and federal funding, including funding from the Emergency Solutions

Grant and Residential Assistance for Families in Transition (RAFT). While many families and individuals continue to be in immediate need of emergency shelter, many are able to access prevention services and prevent homelessness from occurring. A combination of programs and service providers create an interconnected system of prevention services; regional Housing Consumer Education Centers and Community Action Programs successfully provide additional support to low income households struggling to maintain stability. The Administration further bolsters the efficiency of this interconnected system by employing the ICHH as a singular monitor of communication across agencies dealing with homelessness (such as DCF, EOHHS, EEC, etc.). In addition, the CDBG program provides public services funds to communities that wish to provide homelessness services including emergency assistance and support for food pantry's.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

DHCD continues to operate in conjunction with State agency partners (including the Department of Children and Families, Department of Mental Health, the Office of HIV and AIDS, the Bureau of Substance Abuse Services and the Department of Veterans Services) to provide appropriate, individualized services designed to end each household's homelessness and provide stabilization services and resources to assure their ongoing stability as tenants. CoCs across the Commonwealth are working to prioritize services to those most vulnerable through various Coordinated Entry systems. Additionally, the Commonwealth has made strides toward reducing the number of homeless families living in hotels and motels from over 1,500 families in January of 2015 to well below 500 families as of the end of the FY16 fiscal year -- a 65% reduction. This reduction has been made possible by continued coordination and collaboration among the state and homeless service providers. With housing development projects that include homeless targeting, projects have a supportive services plan, identifying resources that can be made available to residents as needed.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

Chapter 235, 'An Act Relative to Local Housing Authorities' has been implemented.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

There are pilot programs, including in Worcester, to include work requirements with intensive wrap around services for residents of state-assisted public housing.

Actions taken to provide assistance to troubled PHAs

n/a

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

DHCD, as well as other quasi-public state agencies function as subsidizing agencies under the state's Chapter 40B affordable housing zoning law. The Commonwealth has a statewide building and access code.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The Commonwealth's Interagency Council on Housing and Homelessness (ICHH) continues to facilitate communication between state departments in order to identify and breakdown barriers to serving households facing a housing crisis. DHCD continues to build upon existing relationships with CoCs across the Commonwealth to improve the use of ESG funding in order to better serve participants in need. The Balance of State CoC, which is lead by DHCD, has made great strides in implementing a Coordinated Entry system and provides support and feedback to other CoC as applicable. DHCD, through its programs and partnerships, has continued to aim to be a leader in creating housing choice and providing opportunities for inclusive patterns of housing occupancy to all residents of the Commonwealth, regardless of income, race, religious creed, color, national origin, sex, sexual orientation, gender identity, age, ancestry, familial status, veteran status, or physical or mental impairment. Fair housing is embedded in all the state's housing programs and activities. Massachusetts' fair housing policy is expressed through its Fair Housing Mission Statement and Principles which are included in the Commonwealth's Analysis of Impediments to Fair Housing Choice.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Please see above.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

We have continued to provide affordable, stable housing opportunities for poverty-level families. DHCD also has contracts with agencies to provide household stabilization services. Our agency also is a Moving-to-Work agency and has begun to pilot elements of self-sufficiency programs. We also have encouraged the Community Action Agencies that receive CSBG funds to offer financial self-sufficiency programs. Weatherization efforts also support the ability of poverty-level families to advance economically, both as recipients of the funding and as workers performing the services. Section 3 requirements also are promoted and reviewed, as applicable. We continue to collaborate with other

state and local agencies on this effort.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

We have continued to engage in the cooperative participation amongst many state agencies, municipalities, and non-profit housing and service providers whose efforts are essential to its success.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

DHCD, as the lead agency for the Balance of State CoC, has conducted extensive outreach to a variety of housing and social service agencies, including veteran service organizations and public housing authorities, in the last several months in order to increase participation in the CoC and enhance coordination of existing services. Additionally, DHCD requires ESG subrecipients to take tangible steps to enhance coordination between funding projects.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

DHCD, through its programs and partnerships, aims to be a leader in creating housing choice and affirmatively furthering opportunities for inclusive patterns of housing. Fair housing is embedded in all the state's housing programs and activities and is expressed through its Fair Housing Mission Statement and Principles which are included in the Commonwealth's Analysis of Impediments to Fair Housing Choice. Actions taken to overcome impediments to fair housing choice include: improving community development and revitalization in low-income areas serving racial/ethnic minority groups; providing priorities in the allocation of low income housing tax credits to catalyze private investment in distressed neighborhoods and to support family housing production in communities that provide access to opportunities, including jobs, transportation, education, and public amenities; promoting greater accessibility and universal design; and incorporating a requirement for units with three or more bedrooms in state subsidized housing developments to improve opportunities for families with children.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

MDPH conducts thorough oversight of all of its contracts, including those that are HOPWA-funded. Monitoring mechanisms include, but are not limited to, annual work plans, annual reports, annual programmatic and fiscal site visits, monthly contract management calls, monthly client data submissions, and ongoing comprehensive fiscal monitoring.

The Massachusetts CDBG program monitors grantee activities on an on-going basis. Annually, program staff conducts a risk assessment of all grantee's to prioritize communities to be monitored. Grantees that have had previous findings, are new grantees, or grantees that have not received a recent award are monitored first. CDBG staff use a comprehensive checklist for monitoring that addresses all program requirements.

DHCD's Division of Housing Stabilization continues to conduct ongoing monitoring of ESG funded projects through a review of monthly invoices, quarterly and annual reports, and on-site monitoring visits. DHCD works closely with our ESG subrecipients to ensure that services are provided in a timely manner to participants while ensuring that all HUD required eligibility requirements are met.

DHCD's Housing Development division has administered federal and state resources with attention to providing both transitional and permanent housing for the homeless or those at risk of homelessness. We partner with the quasi-public state agency, CEDAC, to perform administrative and project management functions for several state bond programs structured to support housing development/preservation for persons who may benefit from available supportive services. DHCD's HOME program reviews applicable project supportive services plans and ensures that each development has an M/WBE and Section 3 plan. We track the results of these plans throughout the construction/rehab process. We engage a lender advisor to monitor project construction and have a contract with an outside firm to perform ongoing HOME and other subsidy compliance monitoring. Another firm is engaged to perform monitoring on LIHTC projects.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

This performance report is being posted to DHCD's public website and we will issue a broad listserv

notice regarding the posting and process for public comment.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

During the FY 2015 Program Year, DHCD made only minor revisions to application language that did not have effect on the operation of the program. In coming years, DHCD will be analyzing the structure of the CDBG program and annual competitive application with a goal of broadening the programs appeal and availability so that more communities may take advantage of CDBG funding. This has begun with a review of the programs Community Wide Needs score that is used to rank communities by need and determine which Community Development Fund they may apply to.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?	No
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[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Please see the attached list of DHCD HOME projects monitored and a summary of issues. We approach compliance monitoring as an opportunity to provide HOME technical assistance to support HOME project developers and property managers. Our goal is always to bring projects to sustained program compliance. We also respond to occasional HOME resident calls and provide information and coordination, as needed.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

In addition to requiring adherence to the Commonwealth's fair housing mission statement and principles, program guidelines and procedures ensure that projects have approved written affirmative fair marketing and tenant selection plans. All HOME projects are required to submit an affirmative fair housing marketing plan and tenant selection plan that meets DHCD's posted fair housing guidelines. Projects identify those populations least likely to apply and target outreach accordingly. Through compliance monitoring, we continue to review the resident composition and ensure ongoing affirmative fair marketing. The MassAccess public website is a resource for all projects to list available units. Nearly all HOME projects completed this year also had low income housing tax credits or HUD 202 funding. The state's Qualified Allocation Plan offers points to projects located in 'Areas of Opportunity.'

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

Please refer to section CR-15 (Resources and Investments) in this report for the summary of program income dollars receipted and subsequently expended by other HOME projects. All HOME program income is receipted thru HUD's IDIS program and is expended with the next applicable HOME project draw. We receipted income from 15 rental projects and a small number of old HOME ownership project recapture receipts. Income received has enabled us to fund additional HOME projects during a time when our annual allocation has been smaller than in prior years. We have not taken administrative funds from receipted HOME program income.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

DHCD's Housing Development division utilizes many additional resources to support the production and preservation of affordable housing units. HOME pairs well with LIHTC and many of our HOME projects also have tax credits, which remain greatly over-subscribed. We have begun affirmative calls shortly after issuing contingent housing development awards to work with borrowers and lenders to streamline the loan closing process and help coordinate efficient and timely delivery of affordable units.

CR-55 - HOPWA 91.520(e)

Identify the number of individuals assisted and the types of assistance provided

Table for report on the one-year goals for the number of households provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family; tenant-based rental assistance; and units provided in housing facilities developed, leased, or operated with HOPWA funds.

Number of Households Served Through:	One-year Goal	Actual
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	0	0
Tenant-based rental assistance	0	0
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0	0

Table 14 – HOPWA Number of Households Served

Narrative

The Massachusetts Department of Public Health (MDPH), Bureau of Infectious Disease and Laboratory Sciences (BIDLS), Office of HIV/AIDS (OHA) administers HOPWA funds for the “balance of state.” MDPH uses HOPWA allocation to fund Support Services provided by AIDS Project Worcester, Commonwealth Land Trust, Community Counseling of Bristol County, and Victory Programs.

AIDS Project Worcester, Inc. is an AIDS Service Organization (ASO) in Central Massachusetts that provides a comprehensive range of services for persons living with HIV/AIDS and those at greatest risk for the disease. Community Counseling of Bristol County, Inc. is a behavioral health provider located in Taunton, Massachusetts that offers HIV/AIDS support services to individuals in the Southeastern region of Massachusetts. Both AIDS Project Worcester and Community Counseling of Bristol County use HOPWA resources to support the provision of HIV Housing Search and Advocacy Services. These services include individual comprehensive assessments of housing-related needs of each low-income client living with HIV, and specialized planning efforts to help these individuals access and maintain the safe, stable, and affordable housing and associated social services that will support their ongoing retention in HIV medical care.

Commonwealth Land Trust is a non-profit organization based in Boston that owns and manages

affordable housing in the Greater Boston area and the city of Lawrence, Massachusetts. The agency provides on-site case management services to many of Massachusetts' most vulnerable residents, including individuals living with HIV/AIDS. Victory Programs is a multi-service organization that provides housing and services to homeless individuals and families who may have substance use disorders and/or chronic health issues such as HIV/AIDS, hepatitis C and mental illness. Both of these agencies use HOPWA resources to provide Medical Case Management services to individuals with HIV/AIDS who live in their wide networks of housing programs throughout Greater Boston and the Northeast region of Massachusetts. HIV/AIDS MCM services include medical care coordination, social service coordination, adherence support, substance use risk reduction, sexual health promotion, benefits counseling, and housing services that are intended to promote housing stabilization and prevent homelessness. Agencies conduct comprehensive needs assessments with every client at program entry, and at subsequent six month intervals, so that service planning is individualized to meet needs as they evolve. These agencies' HOPWA-funded services help individuals living with HIV access and maintain engagement in ongoing HIV medical care and treatment in order to maximize health outcomes, prevent acquisition of other commonly co-occurring infectious diseases, and reduce potential transmission of HIV to others. MCM is provided in a home-based setting when it is determined that issues including, but not limited to, substance use, mental health, and medical care needs could make it more likely for clients to fully benefit from these services in their residences.

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	MASSACHUSETTS
Organizational DUNS Number	824848162
EIN/TIN Number	046002284
Identify the Field Office	BOSTON
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	Boston CoC

ESG Contact Name

Prefix	Mr
First Name	Gordon
Middle Name	M
Last Name	Calkins
Suffix	0
Title	Federal Grants Manager

ESG Contact Address

Street Address 1	100 Cambridge Street
Street Address 2	Suite 300
City	Boston
State	MA
ZIP Code	-
Phone Number	6175731384
Extension	0
Fax Number	0
Email Address	gordon.calkins@state.ma.us

ESG Secondary Contact

Prefix
First Name
Last Name
Suffix
Title
Phone Number
Extension
Email Address

2. Reporting Period—All Recipients Complete

CAPER

30

Program Year Start Date 04/01/2015
Program Year End Date 03/31/2016

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name: SOUTH MIDDLESEX OPPORTUNITY COUNCIL
City: Framingham
State: MA
Zip Code: 01702, 8313
DUNS Number:
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 397145

Subrecipient or Contractor Name: HOUSING ASSISTANCE CORP
City: Hyannis
State: MA
Zip Code: 02601, 3653
DUNS Number: 088976378
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 82973

Subrecipient or Contractor Name: COMM TEAMWORK, INC
City: Lowell
State: MA
Zip Code: 01852, 1803
DUNS Number:
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 95986

Subrecipient or Contractor Name: YWCA OF WESTERN MASSACHUSETTS
City: Springfield
State: MA
Zip Code: 01118, 2213
DUNS Number: 066994534
Is subrecipient a victim services provider: Y
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 69242

Subrecipient or Contractor Name: FRIENDS OF THE HOMELESS

City: Springfield

State: MA

Zip Code: 01105, 1392

DUNS Number: 191488006

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 125923

Subrecipient or Contractor Name: STEPPINGSTONE

City: New Bedford

State: MA

Zip Code: 02740, 6625

DUNS Number: 147819460

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 103280

Subrecipient or Contractor Name: FATHER BILLS & MAINSPRING

City: Quincy

State: MA

Zip Code: 02169, 5715

DUNS Number: 802347864

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 351815

Subrecipient or Contractor Name: BOSTON PUBLIC HEALTH COMMISSION

City: Boston

State: MA

Zip Code: 02118, 2600

DUNS Number: 949627343

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Unit of Government

ESG Subgrant or Contract Award Amount: 155620

Subrecipient or Contractor Name: FRIENDLY HOUSE INC

City: WORCESTER

State: MA

Zip Code: ,

DUNS Number: 137273165

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 48339

Subrecipient or Contractor Name: HARBORCOV INC

City: Chelsea

State: MA

Zip Code: ,

DUNS Number: 161816991

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 25480

Subrecipient or Contractor Name: MASSACHUSETTS HOUSING & SHELTER ALLIANCE INC

City: Boston

State: MA

Zip Code: 02112,

DUNS Number: 849318514

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 931449

Subrecipient or Contractor Name: MONTACHUSETT INTERFAITH HOSPITALITY NETWORK

City: Leominster

State: MA

Zip Code: 01453, 5727

DUNS Number: 184502909

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 110842

Subrecipient or Contractor Name: PINE STREET INN INC

City: Boston

State: MA

Zip Code: 02118, 2404

DUNS Number: 079506366

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 208253

Subrecipient or Contractor Name: CATHOLIC CHARITIES OF SPRINGFIELD, MASS

City: Springfield

State: MA

Zip Code: 01105, 1713

DUNS Number: 605761795

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Faith-Based Organization

ESG Subgrant or Contract Award Amount: 126380

Subrecipient or Contractor Name: CITY OF CAMBRIDGE

City: Cambridge

State: MA

Zip Code: 02139, 3201

DUNS Number: 076584341

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Unit of Government

ESG Subgrant or Contract Award Amount: 112800

Subrecipient or Contractor Name: CENTRAL MASSACHUSETTS HOUSING ALLIANCE INC

City: Worcester

State: MA

Zip Code: 01609, 2706

DUNS Number: 152234865

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 97930

Subrecipient or Contractor Name: EMMAUS INC

City: Haverhill

State: MA

Zip Code: 01830, 5615

DUNS Number: 845099829

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 104123

Subrecipient or Contractor Name: BAY COVE HUMAN SERVICES INC

City: Boston

State: MA

Zip Code: 02114, 2002

DUNS Number: 049444565

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 55018

Subrecipient or Contractor Name: BROOKLINE COMMUNITY MENTAL HEALTH CENTER

City: Brookline

State: MA

Zip Code: 02445, 4445

DUNS Number: 097444186

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 61434

Subrecipient or Contractor Name: CATHOLIC SOCIAL SVCS OF FALL RIVER INC

City: Fall River

State: MA

Zip Code: 02724, 1216

DUNS Number: 144117389

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Faith-Based Organization

ESG Subgrant or Contract Award Amount: 113438

Subrecipient or Contractor Name: COMMUNITY ACTION FRAN HAM N QUAB RE INC

City: Greenfield

State: MA

Zip Code: 01301, 3320

DUNS Number: 066986928

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 122164

Subrecipient or Contractor Name: MENTAL HEALTH ASSOCIATION INC

City: Springfield

State: MA

Zip Code: 01109, 4027

DUNS Number: 037682044

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 77387

Subrecipient or Contractor Name: SOMERVILLE HOMELESS COALITION

City: Somerville

State: MA

Zip Code: 02144, 0006

DUNS Number: 847408804

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 43385

Subrecipient or Contractor Name: CASPAR

City: Cambridge

State: MA

Zip Code: 02139, 4201

DUNS Number: 781700265

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 387588

Subrecipient or Contractor Name: YWCA of Central MA

City: Worcester

State: MA

Zip Code: 01608, 2015

DUNS Number: 084216308

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 25480

Subrecipient or Contractor Name: Lynn Housing Authority Dev Group

City: Lynn

State: MA

Zip Code: ,

DUNS Number: 085615557

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 43630

Subrecipient or Contractor Name: River House Inc

City: Beverly

State: MA

Zip Code: ,

DUNS Number: 170237452

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 95397

Subrecipient or Contractor Name: Asian Task Force

City: Boston

State: MA

Zip Code: ,

DUNS Number: 825995939

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 49642

Subrecipient or Contractor Name: Elizabeth Stone House

City: Boston

State: MA

Zip Code: ,

DUNS Number: 062331207

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 50960

Subrecipient or Contractor Name: Craig's Doors

City: Amherst

State: MA

Zip Code: ,

DUNS Number: 036957429

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 23822

Subrecipient or Contractor Name: Action Inc., MA

City: Gloucester

State: MA

Zip Code: 01930, 6002

DUNS Number:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 32286

CR-65 - Persons Assisted

4. Persons Served

4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 15 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 16 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

Number of Persons in Households	Total
Adults	17
Children	20
Don't Know/Refused/Other	0
Missing Information	0
Total	37

Table 17 – Shelter Information

4d. Street Outreach

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 18 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	17
Children	20
Don't Know/Refused/Other	0
Missing Information	0
Total	37

Table 19 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

	Total
Male	11
Female	26
Transgender	0
Don't Know/Refused/Other	0
Missing Information	0
Total	37

Table 20 - Gender Information

6. Age—Complete for All Activities

	Total
Under 18	20
18-24	5
25 and over	12
Don't Know/Refused/Other	0
Missing Information	0
Total	37

Table 21 – Age Information

7. Special Populations Served—Complete for All Activities

Number of Persons in Households				
Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans	0	0	0	0
Victims of Domestic Violence	37	0	0	37
Elderly	0	0	0	0
HIV/AIDS	0	0	0	0
Chronically Homeless	0	0	0	0
Persons with Disabilities:				
Severely Mentally Ill	5	0	0	5
Chronic Substance Abuse	0	0	0	0
Other Disability	1	0	0	1
Total (Unduplicated if possible)	37	0	0	0

Table 22 – Special Population Served

HarborCov

1. Data for subrecipient HarborCov is not included in eCart. Their CAPER report was manually completed and entered into an Excel file which has been embedded into the eCart Word file attached to CR-00. 2. HarborCov is a victim services provider and is noncompliant with the ESG requirement to utilize HMIS comparable software. DHCD has notified HarborCov of the noncompliance issue. A meeting is scheduled

with HarborCov on July 27th to outline a specific plan and timeline for coming into compliance with ESG HMIS regulations. 3. The subrecipient must agree to purchase HMIS comparable software or a contract for FFY16 (4/1/16 - 3/31/17) will not be executed. Upon execution of a contract, DHCD expects that the subrecipient will be fully compliant and able to generate the ESG CAPER report by 3/31/2017. If the subrecipient agrees to purchase HMIS comparable software, DHCD will provide technical assistance to ensure that HarborCov is collecting all HUD required data elements on all participants immediately. Prior to contract execution, a detailed timeline outlining a schedule for purchasing comparable software and completed data entry will be created.

Asian Task Force against Domestic Violence

1. Data for subrecipient Asian Task Force against Domestic Violence (ATASK) is included in eCart. The software they utilize (EmpowerDB) was able to generate a CAPER report. However, the software was unable to automatically generate the CSV files required for upload. The subrecipient worked with their vendor to manually create the CSV files needed. 2. Since the subrecipient was able to generate a CAPER report and manually created the CSV files required for eCart, we believe this is a concern, rather than a regulatory finding. However, the subrecipient is aware that their vendor must be able to automatically generate the CSV files required for eCart in order to avoid a noncompliance finding in the future. 3. The subrecipient's data is included in eCart. The subrecipient is responsible for working with their vendor to ensure that CSV files can automatically be generated in the immediate future. They are also considering alternative software options.

YWCA of Western MA

1. Data for subrecipient YWCA of Western MA is not included in eCart. They are utilizing ClientTrack software, but the software is unable to generate the new CAPER report required for ESG. Additionally, the subrecipient has not been collecting all of the ESG required data elements required for reporting. ClientTrack software is able to generate the old CAPER report and the data has been inputted into the tables in screen CR 65. 2. The YWCA of Western MA is a victim services provider and is noncompliant with ESG HMIS requirements. DHCD has notified the subrecipient of the noncompliance issue. The subrecipient's HMIS vendor (Eccovia Solutions) has been non-communicative regarding the subrecipient's request for assistance with the ESG CAPER report. DHCD has only recently become aware of the issue as the subrecipient's vendor was previously able to generate the CAPER report. Staff turnover at the subrecipient level has led to increased communication with DHCD; we will continue to provide technical assistance, as applicable, to help the subrecipient communicate their needs to their software vendor. 3. DHCD has instructed the subrecipient to begin collecting all HUD required data elements immediately. The subrecipient will communicate their HMIS comparable software needs to their vendor and are responsible for establishing a timeline with their vendor for generating the new CAPER report. The vendor has also expressed interest in purchasing a different HMIS comparable software vendor. DHCD will provide technical assistance to our subrecipient in communicating with their vendor as appropriate.

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

10. Shelter Utilization

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	408,209
Total Number of bed-nights provided	641,260
Capacity Utilization	157.09%

Table 23 – Shelter Capacity

11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

DHCD's federal award period for Massachusetts non-entitlement ESG funding is 4/1/2015-3/31/2016. In previous years, DHCD has contracted with subrecipients to provide ESG services aligned with our state fiscal year (July – June); subsequently we have reported outcomes for our fiscal year period, rather than our grant award period. In order to align our reporting period with our grant award period, we issued 9 months contracts with FFY15 funding to subrecipients for the period 7/1/2015 – 3/31/2016. We then conducted a procurement and issued 12 month contracts beginning 4/1/2016. As a result of this transition period, the reported outcomes in this section are for a 9 month period (7/1/2015 – 3/31/2016.) Outcomes for the period 4/1/15 – 6/30/15 were captured in our 2015 CAPER report. (The CAPER reports uploaded to eCart are for the period 4/1/15 – 6/30/15.)

In addition to advancing the Housing First philosophy and Rapid Re-Housing model, the Commonwealth, through consultation with our CoC partners, identified the following goals in our Consolidated Plan:

- Reduce the number of households becoming homeless and needing to be sheltered;
- Reduce the number of homeless households in shelters;
- Increase the number of very short term emergency shelter beds available to families fleeing domestic violence;
- Reduce the average length of stay at shelters receiving ESG funding; and
- Strengthen existing Continuum of Care (CoC) and ICHH Regional Network activities while increasing ESG coordination between the CoCs, the Commonwealth and state federal and local resources to reduce and homelessness.

In order to evaluate and measure progress towards the above goals, DHCD identified the following performance measurements (presented with actual outcomes for period 7/1/15 - 3/31/16) for sub-recipients funded under ESG.

1. Number of households prevented from becoming homeless. 560 households received homelessness prevention services. 315 of those households had successfully exited the program to a permanent destination by the end of the program period.
2. Number of households rapidly re-housed into permanent housing. 509 households

3. Number of emergency shelter bed nights made available to individuals and families with ESG funding non-entitlement funding. 641,260 bed nights provided to 12,856 persons

The above outcomes were achieved through partnerships with 31 subrecipients and additional sub-subrecipients, DHCD administered ESG services to 14,935 participants through 37 ESG funded projects across Massachusetts.

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Expenditures for Rental Assistance	955,694	940,400	801,129
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
Subtotal Homelessness Prevention	955,694	940,400	801,129

Table 24 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Expenditures for Rental Assistance	1,510,248	1,731,952	1,433,750
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
Subtotal Rapid Re-Housing	1,510,248	1,731,952	1,433,750

Table 25 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Essential Services	519,781	1,868,392	1,692,151
Operations	0	0	0
Renovation	0	0	0
Major Rehab	0	0	0
Conversion	0	0	0
Subtotal	519,781	1,868,392	1,692,151

Table 26 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
HMIS	10,065	0	0
Administration	91,101	108,280	118,831
Street Outreach	0	0	0

Table 27 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2013	2014	2015
11,781,774	3,086,889	4,649,024	4,045,861

Table 28 - Total ESG Funds Expended

11f. Match Source

	2013	2014	2015
Other Non-ESG HUD Funds	0	0	0
Other Federal Funds	0	0	0
State Government	4,116,938	4,915,755	6,721,000
Local Government	0	0	0
Private Funds	0	0	0
Other	0	0	0
Fees	0	0	0
Program Income	0	0	0
Total Match Amount	4,116,938	4,915,755	6,721,000

Table 29 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	2013	2014	2015
27,535,467	7,203,827	9,564,779	10,766,861

Table 30 - Total Amount of Funds Expended on ESG Activities

Attachment

ESG eCart



FINAL_ESG-CAPER-R
eporting-Tool-and-eC

Please note:

1. The following screen shot is taken from the “Check Your Data” tab in the embedded eCart.

A	B	C	D	E	F	G	H	I
Error	in Project	in Question	at Cell	Should match this cell	Plus this cell	Value	Should match value	Difference
Duplicate project name	Rapid Re-Housing ESG		Data!\$Q\$32					
Duplicate project ID	Triage Center		Data!\$R\$35					
Duplicate project name	Rapid Re-Housing ESG		Data!\$Q\$38					
Duplicate project name	Rapid Re-Housing ESG		Data!\$Q\$38					
Duplicate project name	DHCD ESG		Data!\$Q\$53					

The CAPER reports uploaded to eCart are from 9 different HMIS’s and 46 different subrecipient projects. The data has been double checked to ensure that project reports have not been submitted twice. These are false errors; we have not uploaded duplicate reports to eCart. These are different projects from different subrecipients in different HMIS systems.

2. Three of our victim service subrecipients were unable to produce the new CAPER report (Harborcov, Asian Task Force against Domestic Violence, and YWCA of Western MA). *Additional details for each subrecipient are included in a text box on screen CR-65.*

- Harborcov is entering data into ETO software, but has not purchased the HMIS comparable package for victim service providers. They have collected the required data elements and manually completed the CAPER report. It is embedded below (file name: HarborCOV-CAPER-April2015-March2016)



HarborCOV-CAPER-A
pril2015-March2016

- Asian Task Force against Domestic Violence (ATASK) has a contract with EmpowerDB, an HMIS comparable software vendor based in Boston. EmpowerDB has not updated their software to produce the new CAPER report in CSV format. However, ATASK was able to generate a report and manually create CSV files to upload into eCart. Their report is included in the attached embedded eCart file.
- The YWCA of Western MA has a contract with Eccovia Solutions to utilize ClientTrack software. ClientTrack software has not been updated to produce the new CAPER report for victim service providers. Additionally, the YWCA of Western MA has not been collecting the required data elements for the new CAPER report. However, they were able to successfully generate the old CAPER report and the aggregate numbers have been entered into the tables on screen CR-65.

HOME Monitoring Report PY15

2015- 2016 Annual Report
Monitoring of the DHCD HOME Program
April 1, 2015 through March 31, 2016

FinePoint Associates, LLC
Post Office Box 1242
Westford, Massachusetts 01886

617-543-2204
claine@finepointassociates.com

FinePoint
Associates LLC

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2015-2016 Annual Report Monitoring of the DHCD HOME Program

Introduction

FinePoint Associates, LLC is under contract to the Division of Housing Development of the Commonwealth of Massachusetts Department of Housing and Community Development (DHCD) to provide monitoring services and technical support to DHCD's HOME Program. Under that contract, FinePoint is required to provide an annual report summarizing its monitoring and other activities. This report covers April 1, 2015 through March 31, 2016. During this period **334 HOME** rental property monitoring visits were completed, comprising of **6,040 HOME**-assisted units.

The primary activity under this contract is the monitoring of recipients who have received funding from DHCD's HOME Program to undertake eligible housing activities. The purpose of this monitoring is to determine if the recipient is implementing activities in compliance with HOME regulations and according to its contractual agreement with DHCD. While regulatory compliance is the primary emphasis, the monitoring also looks for sound management practices and effective record keeping.

For each recipient subject to a monitoring review, the monitoring agent schedules and conducts ~~an on-site interview with key program staff, reviews program files and inspects a sample of~~ housing units produced with HOME funds. The results of the visit are compiled and submitted to DHCD via a draft monitoring report offering findings of non-compliance when applicable and additional advice to the recipient, as appropriate. DHCD reviews and finalizes the report and issues it to the owner and management entities. Responses and corrective actions as required, are sent directly from the grantee to DHCD. Additionally, the monitoring agent conducts monitoring reviews bi-annually on rental projects with fewer than 26 units. When site reviews are not conducted, a desk review is used to analyze rent charges, income levels, income recertification dates and frequency of HQS inspections.

In addition, the monitoring agent supports DHCD's HOME Program with technical assistance through program advice on compliance questions and occasional trainings and workshops.

Elaine Nickerson, Principal at FinePoint Associates, LLC provided overall contract management. She, along with staff member Laurie Tickle conducted the 2015 training sessions. Ms. Nickerson and Ms. Tickle, along with staff members Lindsay Cohrs, Kate Joyce, Kimberly O'Brien and Olga Pitel conducted the monitoring visits.

Site Visits Conducted

On a periodic basis, DHCD provides a list of sites for the monitoring agent to review. DHCD selects those project sites that have completed construction and are entering occupancy, as well as program administrators (local governments and not-for-profits) who are due for a review. Upon receipt of the schedule, the monitoring agent contacts the recipient and schedules the on-site work. The site visit follows the protocol and instruments developed under a prior HUD TA contract and have undergone revisions and refinements by FinePoint with approval from DHCD.

FinePoint
Associates LLC

For a list of programs and projects reviewed by FinePoint during the period covered by this report, please see Appendix A.

Analysis of Monitoring Results and Training/TA Activities

Of the 334 on-site projects monitored, **194 (58%) projects** were in *substantial compliance*. Whereas findings of non-compliance were cited in 91 (27%) of the projects, and requests/recommendations were offered in 73 (22%) of the projects. Although there has been improvement, we continued to find projects that were unable to identify how a site met Section 504's minimum accessible unit requirements, especially the sensory unit requirements. Additionally, to better assess a project's financial stability, we have continued to request more detailed financial information, including cash flow and reserve disbursement reports. In 2013, FinePoint began monitoring other State-bonded soft subsidy programs, in addition to the HOME Program. Consequently, the findings and recommendations may be attributed to compliance concerns not solely related to HOME Program compliance.

	Projects with Findings	Projects with Recommendations
2015-2016	27%	22%
2014-2015	38%	31%
2013-2014	33%	46%
2013-2012	28%	27%
2012-2011	28%	31%

Property staff turnover continues to be a challenge in maintaining compliance with the HOME Program. The learning curve for inexperienced managers is often manifested in mistakes in administering HOME. Aside from staff turnover, we see the biggest challenge facing managers of affordable housing continues to be the coordination of multiple funding sources and their respective rules.

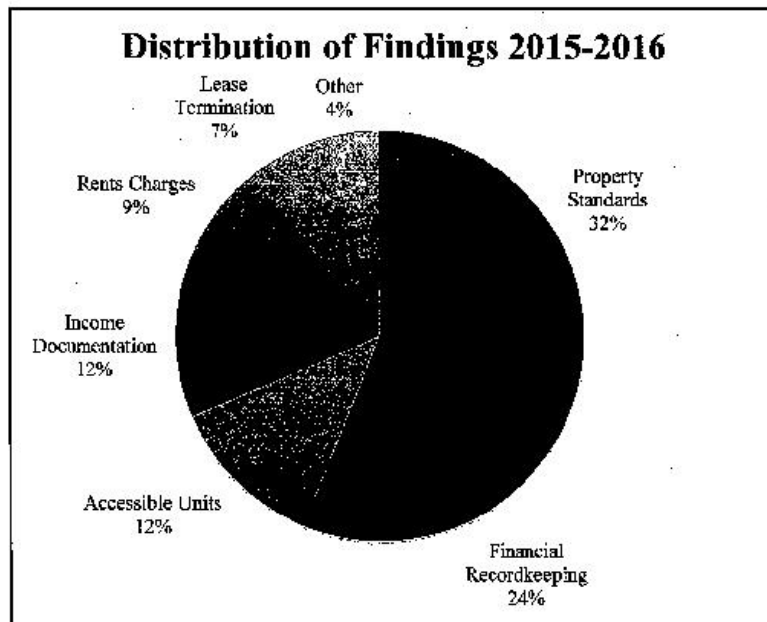
The common compliance issues identified for the rental properties that we monitored in this past year included:

- Violations with HUD's Property Standards;
- Insufficient financial reporting to assess the project's financial stability, including comparative income statements, cash flow reports, operating and replacement reserve funding, financial audits and certificates of insurance. Most properties seemed to be well managed financially and fund replacement reserve and operating reserve accounts. Despite funded reserve accounts, some properties experienced higher than normal vacancies, increased costs and stronger competition from the market rate properties in the area. Properties also were asked to provide the cash flow per unit for the past two fiscal years to better help assess how a project has performed historically.
- Insufficient income and asset documentation, as well as a few late income recertifications;

- Lease terms regarding eviction for non-payment of rent that continue to follow Massachusetts state law, instead of the applicable HOME regulation for 30 days for all causes;
- Excess rent charges when the property is collecting contract rents that exceed the HOME rent limits. These mistakes were attributed to misunderstanding how rents may be collected from units with project-based rental subsidies versus tenant-based rental subsidies, as well as not including the utility allowance in the rent calculation.

The following table and graph reflects the breakdown of all the Findings issued between April 2015 and March 2016.

2015-2016	Findings		Rec/Requests	
Distribution of Findings	Count	%	Count	%
Property Standards	39	32%	3	3%
Financial Recordkeeping	29	24%	46	49%
Accessible Units	15	12%	9	10%
Income Documentation	14	12%	6	6%
Rents Charges	11	9%	7	7%
Lease Termination	8	7%	5	5%
Other	5	4%	17	18%
Total	121	100%	93	100%



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The following table presents the Percentage of PROJECTS with findings and recommendations/requests:

	2015-2016		2014-2015		2013-2014		2012-2013		2011-2012	
	Finding	Rec	Finding	Rec	Finding	Rec	Finding	Rec	Finding	Rec
Property Standards + Accessible Units	16%	4%	30%	2%	17%	17%	16%	6%	21%	2%
Financial Reporting	2%	11%	2%	2%	10%	10%	7%		10%	
Income Documentation	4%	2%	9%	3%	8%	2%	12%		6%	
Rent Limitation		1%	3%		2%		3%		5%	
Excess Rents	3%	2%	5%		3%		1%		1%	
Fair Housing		1%	3%	10%		1%	1%	3%		1%

Types of Non Compliance

There are primarily two categories of non-compliance found in the monitoring visits. The first includes compliance problems more common among recipients and seen throughout the State. Areas such as: standard tenant leases, Section 3 and M/WBE tracking and reporting, income documentation, rent limits, combining HOME with LIHTC and general program issues fall within this category. We have found that these issues are best addressed in training sessions and workshops, as conducted by FinePoint Associates for DHCD and by Monte Franke of Franke Consulting. In this year FinePoint Associates LLC conducted the trainings and workshops and Mr. Franke continued to provide support as needed. Trainings were held in Worcester and Boston. Three of the major local property management companies requested separate training sessions for their staff alone. FinePoint arranged a session for one, and plans for another are being made for June 2016.

The second category includes compliance problems particular to an organization, project or manager. When issues have arisen in this category, we have provided Technical Assistance either immediately on-site or in follow up contacts with the organization.

Most Frequent Issues of Concern

There continues to be the same issues that perplex property owners and managers. They show confusion over the stipulation at [24CFR Part 92.252(b 2)] that allows full rental subsidies to be collected only under certain circumstances as described in this Part. FinePoint continues to make it a significant part of training sessions and spends significant time in on-site monitoring making the distinction for managers as they set their rents and budgets going forward. Also, there seemed to be a misunderstanding that the 2% sensory units required, not less than 1 unit, per Section 504, must be units in addition to the 5% mobility units. Starting in April 2013, FinePoint began asking for specific unit numbers of all accessible units. This has helped to identify any mistakes. We expect that this issue will not be a concern for much longer.

We also continued to provide technical assistance in annual income documentation, especially in the area of assets, and how to account for assets in determining annual income. As we have found in the past, managers who have a systematic approach to income determination and recertification and who use forms available from HUD, or even through Section 42, Low Income Housing Tax Credits, were much more successful in completing income documentation accurately. Requirements for collecting two months worth of paystubs to document employment income has been a challenge for many managers, and we continue to find objections to this change from the 2013 Final Rule.

Annual Rent Approval

As part of the monitoring, FinePoint senior staff members have designed an application for all managers to use and submit for annual rent approvals. The process often generates questions and discussions with managers as to how and when they can change rents in the HOME units. The process has improved over time, and we expect it to get better as managers become accustomed to the process and FinePoint staff adapts the application to user requests and areas that are pointed out as confusing. FinePoint has approved an annual rent schedule for 41 projects. Additionally, ten (10) projects with a rent request exceeding 3% have been referred to DHCD for further review of the rent request reasonableness.

Desk Reviews

In compliance with HOME regulations requiring on-site rental property inspections, DHCD approved the procedure of conducting biennial Desk Monitoring Reviews in lieu of on-site visits for rental properties based on a risk assessment and on our contract with FinePoint Associates. Typically desk reviews are conducted for sites with fewer than 26 units and for which there were no findings of non-compliance the previous year. Monitoring staff conducted 34 Desk Monitoring Reviews this year. The properties that were examined through a Desk Review are included in Appendix B. Of these reviews, we provided technical assistance in approximately 25% of the cases, which was similar to the previous year.

APPENDIX A: Monitoring Site Visits

	Project name	Location	Owner	Managing agent	Monitoring Date
1	109 Mount Pleasant	Boston	Nuestra Comunidad	Winn	3/8/16
2	1169-1179 Cambridge St	Cambridge	Just-A-Start	Maloney	6/30/15
3	1392 House	Boston	1392 Dorchester Avenue, LLC	Trinity Management	9/16/15
4	1460 House	Boston	Viet Aid	Trinity Management	9/16/15
5	157 Washington Street AB&W	Boston	157 Washington Street AB&W LLC, c/o CSNDC	WinnRes	10/28/15
6	225 Centre Street	Boston	TCB	Peabody Properties	6/8/15
7	25 Ruggles Assisted Living	Roxbury	Ruggles Assisted Living LP	Peabody Properties	9/3/15
8	270 Centre Street aka Centre Wise Lamartine	Boston	CWL Housing LLC c/o Jamaica Plain Dev. Corp. (JPNDIC)	Peabody Properties	1/6/16
9	270 Huntington Avenue	Boston	Cushing Co	Cushing Co	2/29/16
10	317 Salem Street	Malden	Housing Families Inc	Housing Families Inc	3/10/16
11	32 Conwell Street	Provincetown	Community Housing Resource	Community Housing Resource	5/15/15
12	33 Everett St	Brighton-Allston	Allston Brighton CDC	Maloney	5/26/15
13	35 Creighton Street Residence	Boston	Church Square SRO LLC c/o JPNDIC	Pine Street Inn	2/22/16
14	356 Washington St SRO	Quincy	NWSOMA	NWSOMA	9/30/15
15	390 Newtonville Ave	Newton	Newton Housing Authority	Newton Housing Authority	5/5/15
16	447 Concord Rd	Bedford	447 Concord Road	Wingate	5/26/15
17	46-48 School Street	Northampton	Valley CDC	Home City Housing	7/21/15
18	470 Main Street	Fitchburg	Twin Cities CDC	Wingate	7/31/15
19	59 Norfolk Street	Cambridge	Just-A-Start	Maloney	6/30/15
20	704 Main	Falmouth	Affirmative Investments & Falmouth Housing Corp.	Falmouth Housing Authority	10/14/15
21	71 Westland Avenue Apartments	Boston	Fenway CDC	Hall/Keen	11/10/15
22	Abington Commons	Abington	Abington Commons, LP	Beacon Communities	4/30/15
23	Academy Homes	Boston	Urban Edge	Winn Residential	5/7/15
24	Amory Terrace	Roxbury	Amory Terrace LP	Winn Residential	8/6/15
25	Appleton 1B	Lowell	Trinity Financial	Trinity Management	3/8/16

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	Project name	Location	Owner	Managing agent	Monitoring Date
26	Arbors at Greenfield	Greenfield	Oralia Group	Westwood Management	5/5/15
27	Arbors at Westfield	Westfield	Westfield Assisted Living LP c/o The Oralia Group	Westwood Management	12/1/15
28	Auburn Apartments	Haverhill	Great Bridge Properties	Stewart Property Management	12/1/15
29	Auburn Park Phase II	Cambridge	Homeowners Rehab, Inc.	Winn Residential	1/21/16
30	Austin Court	New Bedford	Wamsutta AKS LP	HallKeen Management	9/24/15
31	Barstow Village	Hanover	Barstow LLC c/o FA Fish & POUA	Peabody Properties	3/10/16
32	Bay Street	Springfield	Northern Star Development Corp.	Ware Group	9/23/15
33	BCN Properties	Boston	BCN Properties LP	Cruz Management	4/16/15
34	Beacon Oread	Worcester	Main South CDC	Main South CDC	1/20/16
35	Bedford Village	New Bedford	Riverbed Inc	The Mackin Group	11/12/15
36	Belle Franklin	Springfield	Belle Franklin, LP	Valley Real Estate	6/16/15
37	Belle Franklin II (Franklin Street)	Springfield	Belle Franklin II LP	Valley Management	2/23/16
38	Beryl Gardens	Boston	Madison Park Development Corp.	Winn Residential	9/3/15
39	Bliss School	Attleboro	Great Bridge Attleboro LP	Stewart Properties	8/11/15
40	Bloomfield Gardens	Dorchester	VictAid	Trinity Management	12/16/15
41	Borinquen Apartments	Springfield	Partners for Community	Morgan Kaylee Real Estate	6/25/15
42	Bowers Brook Housing for Seniors	Harvard	LD Russo	Stewart Property Management	12/3/15
43	Brigham House	Watertown	HallKeen	HallKeen	7/14/15
44	Brighton Allston Apartments	Boston	Allston-Brighton CDC	Maloney Properties	10/27/15
45	Brook Ave Coop	Boston	Brook Veterans Housing LP	United Housing Management	6/4/15
46	Brookside Terrace	Southbridge	Meredith Management	Meredith Management	2/17/16
47	Burbank Street Apartments	Boston	Astor Assets Inc. c/o Fenway CDC	HallKeen	11/10/15
48	Butternut Farm	Amherst	Butternut Housing LP c/o HAP	HAP	2/29/16
49	Cabot Street Homes	Beverly	Cabot Street Homes LP c/o North Shore CDC	YMCA of Northshore	12/8/15
50	Cabot Street House	Beverly	YMCA Cabot Street House	YMCA of the North Shore	4/27/15
51	Cabotville Common	Chicopee	Cabotville Common LP c/o VOC	Valley Opportunity Council (VOC)	11/23/15
52	Cambridge YWCA	Cambridge	Cambridge YMCA	Wingate	6/29/15

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	Project name	Location	Owner	Managing agent	Monitoring Date
53	Canal Lifts	Worcester	Planning Office of Urban Affairs	WinnResidential	10/19/15
54	Cape Ann YMCA	Gloucester	Cape Ann Community Center LP	North Shore YMCA	2/29/16
55	Capen Court	Somerville	Somerville Housing Authority	SHA	7/29/15
56	Capitol Square	Arlington	IIICA Capitol Square Apartments	Peabody Properties	6/2/15
57	Capitol Square Apartments	Pittsfield	Capitol Square Associates	Berkshire Housing Services, Inc.	12/8/15
58	Carleton House	Boston	Forward Inc.	Rogerson Communities	12/2/15
59	Carpenter's Glen	Taunton	South Shore Housing	HallKeen Mgt	1/12/16
60	Central House	Cambridge	820 SRO LLC c/o Caritas Communities Inc.	Caritas Communities Inc.	1/19/16
61	Centre Creighton	Jamaica Plain	Centre Creighton Apartments, LLC	Peabody Properties	8/17/15
62	Ceylon Fields	Boston	Dorchester Bay FDC	Maloney Properties	10/26/15
63	Chelsea Homes	Chelsea	The Neighborhood Developers	WinnResidential	6/22/15
64	Cheriton Heights	West Roxbury	AABA	TCB	6/17/15
65	Cherry Hill II	Plymouth	Cherry Hill II of Plymouth Bay LLC	Peabody	11/24/15
66	Chestnut Farm	Raynham	GateHouse Group	GateHouse Mgt	1/7/16
67	Chestnut Street Residences	Springfield	Home City Housing	Home City Housing	2/25/16
68	Cheverus School	Boston	East Boston CDC	Metro Management	9/22/15
69	Chicopee Village (Meadow Green Apartments)	Chicopee	BG Management	MCR Property Management	11/24/15
70	CHOICE Center at North Village	Chelmsford	Chelmsford Housing Authority	Chelmsford Housing Authority	4/15/15
71	Christopher Heights	Marlborough	Grantham Group	Grantham Group	10/15/15
72	Church Street School	Ware	HAP	HAP	10/19/15
73	Churchill Homes I	Holyoke	Churchill Homes LLP c/o TCB	WinnResidential	7/8/15
74	Churchill Court	Cambridge	JAS	Maloney	2/10/16
75	City View Commons I	Springfield	City View Commons I LP	First Resource Management	6/10/15
76	City View Commons II	Springfield	City View Commons II LP	First Resource Management	6/10/15
77	Clarendon Residences	Boston	YWCA of Boston	Maloney Properties	12/7/15
78	Clark Biscuit	North Adams	Arch Realty, LP	Berkshire Housing	4/28/15
79	Clay Pond Cove	Bourne	Clay Pond Preservation Associates LP c/o POAH	POAH Communities	1/22/16

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	Project name	Location	Owner	Managing agent	Monitoring Date
80	Cliftex Lofts	New Bedford	Keith Properties	Winn Residential	6/8/15
81	Cohen, Florence & Chafetz (Admiral's Hill)	Chelsea	Chelsea Jewish Nursing Home	ASAR Elder Services	3/16/16
82	Coleman House II	Newton	Jewish Community Housing for the Elderly	JCHE	1/19/16
83	Colonial Apartments	Gardner	Weston Associates	Weston Associates	1/20/16
84	Columbia West Apartments	Boston	Columbia West LP c/o New Communities LLC & First Atlantic Development	Peabody Properties	12/8/15
85	Commerce Apartments	Boston	Thomas Welch Associates	Peabody Properties	5/12/15
86	Concord Heights	Springfield	Concord Heights LP c/o First Resources Companies	First Resources Companies	2/11/16
87	Conifer Hill Commons - Phase II	Danvers	Karam Financial	Muloney Properties	5/28/15
88	Coulidge at Sudbury	Sudbury	B'nai B'rith	Barkan	6/17/15
89	Copley Gardens	Rockland	SSHDC	HallKeen	5/13/15
90	Coreoran House	Clinton	HallKeen	HallKeen	12/10/15
91	Cordevan at Haverhill Station	Haverhill	Beacon	Beacon	11/24/15
92	Corey Seton Manor	Boston	EA Fish	Peabody Properties	5/20/15
93	Cottage Hapgood	Athol	RCAP	RCAP	5/14/15
94	Countryside Village	Marlborough	Trinity	Trinity	3/30/16
95	Cross Street	Malden	Housing Families	Housing Families	8/17/15
96	Crossway Towers	Lee	Elder Services of Berkshire County	Berkshire Housing	2/1/16
97	Curtain Lofts	Fall River	Winn Development	Winn Residential	2/22/16
98	Dale Street I	Worcester	Zu Development	Zu Development	2/3/16
99	Dale Street I	Worcester	Zu Development	Zu Development	2/3/16
100	Dartmouth Hotel	Boston	Dartmouth Hotel, LP	Winn Residential	8/25/15
101	Dennis Commons	Dennis	Dennis Housing Associates LP	Realty Resource Group	10/8/15
102	Dudley Greenville	Boston	Madison Park Dev	Winn	2/2/16
103	Dudley Terrace	Boston	Dudley Terrace LP, Subsidiary of Dorchester Bay EDC	United Housing Management	3/1/16
104	East Main Street Revitalization	Fall River	Cushing Co	Cheryl Dambrough	10/26/15
105	Eastham Duplexes	Eastham	Eastham Housing Authority	Orleans Housing Authority	5/19/15

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	Project name	Location	Owner	Managing agent	Monitoring Date
106	Edgewater I	Westport	Edgewater Apartments LLC	Group One	4/15/15
107	Edgewater II	Westport	Edgewater Apartments LLC	Group One	4/15/15
108	Edgewood Apartments	Westfield	Edgewinn Limited Partnership	Winn Residential	6/25/15
109	Egleston Crossing	Roxbury	Egleston Crossing UE I.P.	Winn Residential	8/6/15
110	Erie Ellington Homes, LP	Boston	Codman Square NDC	Winn Residential	3/28/16
111	Fairwinds Apartments	Falmouth	SCG Mgmt	SCG Mgmt	10/14/15
112	Florence Chafetz Home	Chelsea	Admiral's Hill Assisted Living II LLC c/o Chelsea Jewish Nursing Home	ASAR Elder Services	3/16/16
113	Foley House	Provincetown	Provincetown Housing Authority	Provincetown Housing Authority	4/1/15
114	Fort Street Apartments	Quincy	ACDC Fort Street LLC	Maloney Properties	11/24/15
115	Franklin Commons	Franklin	Gatehouse	Gatehouse Management	5/4/15
116	Franklin Hill Phase 1A	Boston	Trinity Financial	Trinity Management	10/29/15
117	Franklin Hill Phase 2A	Boston	Trinity Financial	Trinity Management	7/23/15
118	Freedom Village	West Boylston	SMOC	Maloney Properties	9/17/15
119	Freeland Apartments	Worcester	Main South CDC	Main South CDC	1/20/16
120	Front Street	Weymouth	QCAP	QCAP	2/3/16
121	Gardner, Crawford, Thane	Boston	Gardner, Crawford, Thane LP c/o Lorenzo Pitts	Lorenzo Pitts Inc.	11/30/15
122	Geneva Elderly Apartments	Boston	Action for Boston Community Development	Maloney Properties	10/20/15
123	Gordon H. Mansfield Veteran's Community	Pittsfield	Soldier On Veteran's Village I LLC	Soldier On	12/14/15
124	Grandfamilies House	Boston	Grandfamilies, LP	Winn Residential	1/29/16
125	Great Cove Community	Mashpee	Great Cove Community LLC c/o Mashpee HA	Mashpee HA	1/12/16
126	Greenfield Gardens	Greenfield	Homesavers Council of Greenfield Gardens, Inc.	Mount Holyoke Management	5/21/15
127	Greynough House	Vineyard Haven	DCRHA	DCRHA	10/21/15
128	Group Townview	Fitchburg	Winn	Winn	5/21/15
129	Hano House	Brighton-Allston	Allston Brighton CDC	Maloney	5/26/15
130	Harborlight House	Beverly	Harborlight Community Partners	Harborlight Community Partners	8/18/15
131	Harvard Commons	Boston	Cruz Development Corp.	Cruz Management	10/26/15

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	Project name	Location	Owner	Managing agent	Monitoring Date
132	Hayes Building I	Haverhill	Collectively Hayes Building, LLC and Planning Office for Urban Affairs, Inc.	Peabody Properties	7/20/15
133	Haynes House	Boston	Haynes House II LP c/o Madison Park Dev. Corp.	Winn Residential	9/3/15
134	Hearth at Olmsted Green	Boston	Hearth Olmsted	Peabody Properties	2/17/16
135	High Street	Springfield	High Street LP c/o First Resources Companies	First Resources Companies	2/3/16
136	Highland Terrace	Chelsea	Highland Terrace, LP	Winn Residential	12/9/15
137	Highland Village	Warr	Highland Ware Associates c/o Meredith Management	Meredith Management	2/24/16
138	Hillside Village	Warr	Hillside Village Associates c/o Meredith Management	Meredith Management	2/24/16
139	Holborn Terrace	Boston	Quincy Geneva Housing Corp	Winn	10/22/15
140	Holcroft Park Homes Phase II	Beverly	Holcroft Homes II, LP	North Shore YMCA	11/19/15
141	Holcroft Park Homes Phase I	Beverly	Holcroft Homes I, LP	North Shore YMCA	11/19/15
142	Hope House	Boston	Hope House, LLC	Hope House, LLC	9/25/15
143	Howard Dacia	Boston	Howard Dacia LLC/Nuestra Comunidad	Winn	6/4/15
144	Hubert Place	South Hadley	Elder Care Initiatives	Carr Property Management	10/1/15
145	Humboldt Apartments	Boston	Thomas Welch Associates	Peabody Properties	5/12/15
146	Hyde Park Avenue Elder Care	Boston (Roslindale)	Bay Cove Human Services Inc.	Bay Cove Human Services Inc.	6/3/15
147	Imani House	Boston	Imani House LLC c/o The Black Community Information Center, Inc.	United Housing Management	6/4/15
148	Indian Rock Supportive Housing (Sachem Manor)	Saugus	Indian Rock Supportive Housing, Inc.	LHAND	8/6/15
149	Ingraham Place	New Bedford	WHRD	Harborlight Community Partners	4/9/15
150	Jamaica Plain Apartments	Boston	Urban Edge	Winn	10/29/15
151	Janus Highland	Chelsea	Janus Highland, LP	Winn Residential	12/9/15
152	Jefferson Park	Springfield	Jefferson Park LP	Valley Management	2/23/16
153	John W Weeks House	Newton	Newton Community Development Foundation	NCDF	8/4/15
154	Kalife Apartments	New Bedford	Wamsutta AKS LP	Hall Keen Management	9/24/15
155	Keenan House I	Pittsfield	Berkshire Council Realty	The Brien Center	3/16/16
156	Keenan House II	Pittsfield	Berkshire Council Realty	The Brien Center	3/16/16

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	Project name	Location	Owner	Managing agent	Monitoring Date
157	Kent Street	Somerville	Kent Street Housing LP	TCB	4/30/15
158	Kent Street	Somerville	Kent Street Housing LP	TCB	3/23/16
159	Kenwyn Park Apartments	Springfield	HAP Inc.	HAP Inc.	9/28/15
160	KGH Phase IV	Worcester	Main South CDC	Main South CDC	2/18/16
161	La Page Apartments (Pondview III)	Gloucester	La Page Affordable Housing	The Caleb Group	4/7/15
162	Lake Street Affordable Housing	Chatham	The Community Builders (TCB)	The Community Builders (TCB)	11/5/15
163	Landmark at Fall River	Fall River	Simsbury Associates	Landmark Senior Living	1/21/16
164	Liberty Hill Townhomes	Springfield	Home City Housing	Home City Housing	6/12/16
165	Liberty Square	Lowell	Liberty Square Housing LP/CBA	Maloney Properties	6/18/15
166	Linwood Mill Senior Housing	Northbridge	RAF Linwood LLC	Peabody Properties	3/2/16
167	Little Neck Village	Marion	EA Fish	Peabody	11/8/15
168	Loft 550	Lawrence	WinnCompanies	WinnResidential	2/18/16
169	Long Glen I	Allston	Long Glen Rental LLC c/o Allston-Brighton CDC	Maloney Properties	2/23/15
170	Longhill Garden Condominium (Forest Park)	Springfield	ForestPark Condo LP	WinnResidential	2/23/16
171	Mainstay House	Charlestown	BAC-YOU CDC	Winn	10/22/15
172	Malden Mills Phase 2	Lawrence	WinnCompanies	Winn	2/18/16
173	Mandela Housing Phase 1	Boston	Mandela Housing, LP	Beacon Communities	8/27/15
174	Mansfield Meadows	Mansfield	Mansfield Meadows Associates	Beacon Communities	8/11/15
175	Maple Commons	Boston	Maple Commons Apartments LP	Cruz Management	8/9/15
176	Maple High	Springfield	Maple Properties, LP	Vallcy Real Estate	6/16/15
177	Maplewood Place	Malden	Maplewood Place Associates, LP	Atria Senior Living Group	3/3/16
178	Mashpee Village	Mashpee	TCB	TCB	5/6/15
179	Mason Wright	Springfield	Mason Wright Retirement Community LP	Rogerson Communities	4/14/15
180	Mattapan Heights 5A	Boston	TrinityMattapan Heights LP	Trinity Management LLC	5/29/15
181	Maverick Gardens III	Charlestown	Trinity East Boston III LP	Trinity Management Co.	8/31/15
182	Maverick Gardens II	Charlestown	Trinity East Boston II LP	Trinity Management Co.	8/31/15

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	Project name	Location	Owner	Managing agent	Monitoring Date
183	McLaughlin House	North Reading	Supportive Living Inc	Supportive Living Inc	1/12/16
184	Mishawum Park	Charlestown	Mishawum Park Tenants Assoc.	Peabody Properties	7/9/15
185	Moltenbrey	Montague	FCRHRA	FCRHRA	11/4/15
186	Moody Street Apartments (Unity Place)	Lowell	Unity Place, LLC c/o Coalition for a Better Area	Maloney Properties	9/25/15
187	Moreland Place	Boston	Moreland St. Affordable Housing Corp c/o Brookview Housing Inc.	Cruz Management	8/19/15
188	Museum Park I	Springfield	Ashford Place Winn LLC	Winn Residential	6/16/15
189	Neponset Field Senior Housing	Boston	The Residences at Neponset Field Inc. c/o Inquilinos Baricadas En Accion (IBA)	Maloney Properties	2/10/16
190	Neville Assisted Living	Cambridge	Neville Asst Living LP	Senior Living Residences	3/15/16
191	New Amsterdam	Pittsfield	New Amsterdam LP.	HMR, Inc	5/13/15
192	New Court Terrace	Holyoke	New Court Terrace LLC	HAP Housing	7/23/15
193	New Girls Latin II	Dorchester	Codman Square Neighborhood Development	WinnResidential	8/10/15
194	New South Street	Northampton	New South Street Apts LP	Home City Housing LLC	2/16/16
195	Niagara Court	Pall River	FCB Niagara LP	FCB	5/4/15
196	Normandy Arms	Framingham	SMOC	SMOC	12/3/15
197	North Farm Senior Estates	Somerset	Karam Financial	Karam Financial	4/29/15
198	North Village at Webster	Webster	North Village Apartments LLC	Winn Residential	10/20/15
199	Northern Heights	Springfield	Northern Heights LP	Winn Residential	12/14/15
200	Northside Senior Citizens Apartments aka Northside Village	Dennis	Karam	Karam	10/13/15
201	Nueva Vida	Holyoke	Mt Holyoke Mgmt	Mt Holyoke Mgmt	9/17/15
202	Oakwood Senior Estates	Swansea	Karam Financial	Karam Financial	4/16/15
203	Ocean Shores	Marshfield	Beacon Ocean Shore LP	Beacon Communities	6/26/15
204	Oliver Lofts	Boston	WinnCompanies	WinnResidential	12/14/15
205	Olmsted Green Rental II	Boston	Olmsted Green Rental II LLC c/o CSNDC	WinnResidential	7/6/15
206	Olmsted Green Rental III	Boston	Olmsted Green Rental II LLC c/o Cnew Boston	WinnResidential	7/6/15
207	One East Lenox	Boston	One Lenox LP c/o Caritas Communities	Caritas Communities	3/4/16

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	Project name	Location	Owner	Managing agent	Monitoring Date
208	Osprey Lane	Sandwich	TCB Sandwich LP	The Community Builders	7/21/15
209	Onting Park Apartments I	Springfield	First Resource Company	First Resource Company	6/3/15
210	Pilot Grove II	Stow	Stow Comm Housing Corp	TCB	3/24/16
211	Pine Commons	Brockton	Pine Commons LP c/o Beacon Residential	Beacon Residential Management LP	7/20/15
212	Pine Gardens	Brockton	Pine Gardens LP c/o Beacon Residential	Beacon Residential Management LP	7/20/15
213	Pine Grove	Taunton	Keith	Beacon Communities	12/17/15
214	Pine Homes	Brockton	Pine Homes LP c/o Beacon Residential	Beacon Residential Management LP	7/20/15
215	Pine Woods	Stockbridge	Pine Woods LLC c/o Construct, Inc.	Construct, Inc.	1/22/16
216	Pittsfield YMCA	Pittsfield	Pittsfield YMCA Housing Associates, LLC	Berkshire Housing Services, Inc.	8/17/15
217	Pleasant Street Apartments	Beverly	Peabody	Peabody	12/2/15
218	Plymouth and Fifth Street	Fall River	Bristol III, LP	Dambrough Management	3/28/16
219	Pocasset Assisted Living (Cape Cod Senior Residence)	Bourne	Pocasset Senior Living LP	Senior Living Residences & Realty Resource Group	10/8/15
220	Pond View III - Caleb Foundation (LePage Village)	Gloucester	The Caleb Foundation	The Caleb Group	3/29/16
221	Pond View Village	Gloucester	147 Essex Ave. LLC	The Caleb Group	4/7/15
222	Powder House Village	Ipswich	Powder House Village LP c/o North Shore YMCA	YMCA of Northshore	12/2/15
223	Project Hope (Capernaum Place)	Lawrence	Lazarus House Ministries	Maloney	4/8/15
224	Prospect Hill	Westfield	Domus	Domus	11/6/15
225	Providence House	Boston	EA Fish	Welch Healthcare and Retirement Group	5/20/15
226	Province Landing	Provincetown	Province Landing LP c/o TCB	The Community Builders (TCB)	1/7/16
227	Puerta de la Esperanza	Holyoke	Puerta de la Esperanza	Mt. Holyoke Management	3/18/16
228	Putnam Green	Cambridge	Putnam Green LLC c/o Homeowners Rehab Inc (HRI)	Winn	3/28/16
229	Quadrangle Court (KenQuad)	Holyoke	Quadrangle Court LP	HAP Housing	9/28/15
230	Quail Run Apartments	Stoughton	Gatehouse Buckley LP	Gatehouse Management	8/5/15
231	Quincy Veterans Housing	Quincy	Father Bill's and MainSpring (FBMS)	Father Bill's and MainSpring (FBMS)	5/21/15
232	Residence at Canal Bluffs	Bourne	CB Rental LP c/o POAH	POAH Communities	1/22/16

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	Project name	Location	Owner	Managing agent	Monitoring Date
233	Residences at Sandy Pond	Groton	Groton Housing Authority	Groton Housing Authority	9/1/15
234	Residences at the Groves	Middleborough	Grove Apartments LLC	Peabody Properties	7/6/15
235	Rice Silk Mill	Pittsfield	Pittsfield Silk LLC c/o Rees Larkin	Berkshire Housing Services, Inc.	2/2/16
236	Riverview Homes	Pittsfield	Riverview Homes LP c/o Beacon Residential Mgmt	Beacon Communities I.I.C. Con	11/18/15
237	Rockdale Neighborhood Revitalization	Northbridge	SMOC	SMOC	10/29/15
238	Rollins Square	Boston	POUA	Maloney Properties	10/26/15
239	Roosevelt Street	New Bedford	Cushing Co	Darnbrough Management	9/21/15
240	Roosevelt Street Revit II	New Bedford	Bristol III, LP	Darnbrough Management	5/21/15
241	RTH Community Apartments	Boston	RTH Community Apts LP	Wingate Management	12/18/15
242	Ruggles Shawmut Housing	Boston	Madison Park Development Corp	Trinity Management	8/20/15
243	Rutland Street	Springfield	Northern Star Development Corp.	Ware Group	9/23/15
244	Safe Harbor House	Pittsfield	Berkshire Council Realty	The Brien Center	3/16/16
245	Salem Point (aka Salem Scattered and 98-102 Lafayette)	Salem	Lafayette Housing LP	NorthShore Property Managers, Inc.	5/26/15
246	Sally's Way	Truro	Community Housing Resource	Community Housing Resource	6/8/15
247	Sanford Apartments	Westfield	Domus	Domus	11/6/15
248	Sargeant West Apartments	Holyoke	Mount Holyoke Management	Mount Holyoke Management	11/13/15
249	Savin Creston	Boston	Quincy Geneva IV Housing LP	Winn	10/22/15
250	School Street Residences	Athol	SUG Devt	Winn	3/23/16
251	Schoolhouse Green	Falmouth	Affirmative Investments & Falmouth Housing Corp.	Falmouth Housing Authority	10/14/15
252	Senior Living at Prouty	Spencer	MHPI, Inc.	MHPI, Inc.	7/27/15
253	Silver Meadow	Wales	HAP	HAP	3/29/16
254	Simpkins School Residences	South Yarmouth	Stratford Capital Group	Winn	6/24/15
255	Siochain	East Boston	NOAH	NOAH	6/25/15
256	Sirk Building	Lowell	Caleb Foundation	Caleb Group	6/11/15
257	South First Street	New Bedford	Cushing Co	Darnbrough Real Estate	9/21/15
258	South Street	Frammingham	SMOC	SMOC	12/3/15

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	Project name	Location	Owner	Managing agent	Monitoring Date
259	Southgate Place	Worcester	City Builders LLC	Maloney	4/14/15
260	Spencer House II (Cooper House)	Boston	419 Walnut Inc	Rogerson Communities	3/30/16
261	Spencer Row	Chelsea	The Neighborhood Developers	Winn Residential	7/23/15
262	St. Jean Baptiste	Lynn	POUA	LHAND	8/6/15
263	St. Joseph Residence at Mount Marie	Holyoke	St. Joseph Residence at Mount Marie, Inc.	Tryko Partners	7/22/15
264	St. Joseph's Redevelopment	Salem	POUA	Peabody	6/29/15
265	Stage Coach Residence	Centerville	Barnstable Housing Authority	Barnstable Housing Authority	6/15/15
266	Standish Apartments	Worcester	Zu Development	Zu Development	10/27/15
267	State Street	New Bedford	Wamsutta AKS LP	HallKoon Management	9/24/15
268	Stevens Senior Housing of Ludlow	Ludlow	HAP Housing	HAP Housing	4/2/15
269	Susan Bailis (St. Botolph)	Boston	HallKoon	HallKoon Management	4/27/15
270	Swartz Properties and CCPLP	Cambridge	Homeowners Rehab Inc. (HRI)	Winn	10/30/15
271	Talbot Bernard Homes	Boston	Codman Square Neighborhood Development	Winn Residential	4/16/15
272	Talbot Bernard Senior Housing	Boston	Codman Square Neighborhood Development	Winn Residential	4/16/15
273	Tapley Court	Springfield	Better Homes Tapley LLC c/o Home City Housing	Home City Housing	11/20/15
274	TARA Condominiums	Fitchburg	Twin Cities CDC	Wingate Companies	2/12/16
275	Tecumseh Blackstone	Fall River	Riverbed Inc	The Mackin Group	11/12/15
276	Terrence Street	Springfield	Northern Star Development Corp.	Ware Group	9/23/15
277	Thankful Chases Pathway	Norwich	Lower Cape Cod CDC	Cape Cod Community Development Partnership	7/16/15
278	The Carruth	Boston	Trinity Ashmont LP c/o Trinity Financial	Trinity Management	4/7/15
279	The Foley	Boston (Mattapan)	Trinity Foley LP	Trinity Management	6/15/15
280	The Metropolitan	Boston	Parcel C Rental	Peabody Properties	5/13/15
281	The Winslow	Greenfield	Winslow Building Management, LP	Greenfield Housing Authority	11/18/15
282	The Woodlands (Plympton Elderly)	Plympton	SS/LDC	HallKoon	5/13/15
283	Third Street Revitalization	Fall River	Riverbed Inc	The Mackin Group	11/12/15

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	Project name	Location	Owner	Managing agent	Monitoring Date
284	Thomas L Atkins Apts fka Kasanof Bakery	Boston	Kasanof LLC c/o Nuestra Comunidad CDC	Winn Residential	2/25/16
285	TILL Building	Chelsea	Trinity Financial	Trinity Management	8/20/15
286	Townsend Woods	Townsend	RCAP	RCAP	3/16/16
287	Treehouse at Easthampton	Easthampton	Treehouse Easthampton Housing LLC	Beacon Residential	2/16/16
288	Tri-Town Phase 1	Lunenburg	Great Bridge Properties	Stewart Property Management	11/2/15
289	Tri-Town Phase 2	Lunenburg	Great Bridge Properties	Stewart Property Management	11/2/15
290	Triangle Rental	Lowell	Triangle Rental LP c/o CBA	Maloney Properties	9/25/15
291	Trinity Terrace	Boston	Trinity Terrace LP c/o Trinity Financial	Trinity Management	1/27/16
292	Trolley Square	Cambridge	HRI	Winn	6/11/15
293	Union Hill Rental Housing Initiative	Worcester	Oak Hill CDC	Maloney Properties	6/23/15
294	Uphams Corner Market	Boston	Uphams Corner Market	Peabody Properties	7/29/15
295	Uphams West	Boston	DBEDC	Maloney	12/21/15
296	Upsala School Apartments	Worcester	Oak Hill CDC	Maloney Properties	10/1/15
297	Verano Apartments	Holyoke	Verano Apts LP c/o HAP Inc.	HAP Housing	12/3/15
298	Victory Housing on Warren Street	Boston	Victory Program, Inc.	Victory Program, Inc.	5/27/15
299	Villa Michelangelo	Boston	East Boston Community Development Corp	Metro Management	3/31/16
300	Village at Hospital Hill	Northampton	Village at Hospital Hill LLC	The Community Builders	8/3/15
301	Village at Hospital Hill II	Northampton	Village at Hospital Hill II, LLC	The Community Builders	8/3/15
302	Visiting Nurse Assisted Living	Somerville	VNA of Eastern MA	Managed Health Resources	4/16/15
303	VNA Senior Living Community	Somerville	Visiting Nurse Foundation Inc.	Managed Health Resources	11/10/15
304	VOA Somerville Vets	Somerville	Volunteers of America (VOA)	Volunteers of America (VOA)	8/10/15
305	Voces de Esperanza	Holyoke	Voces de Esperanza LP c/o Nueva Esperanza CDC	Home City Housing	9/24/15
306	Wade, John and Tecumseh Streets	Fall River	Bristol III, LP	Dunhough Management	3/28/16
307	Walkover Commons	Brockton	Beacon Communities	Beacon Communities	1/28/16
308	Walnut Community Housing	Roxbury	Walnut Housing LLC c/o 1810 Realty Group	1810 Realty Group	3/29/16
309	Wamsutta Apartments	New Bedford	HallKeen Wamsutta LP	HallKeen Management	9/14/15

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	Project name	Location	Owner	Managing agent	Monitoring Date
310	Wardman Apartments	Boston	Wardmar UE LP c/o Urban Edge	Winn Residential	1/28/16
311	Warren/Shepard St Housing Initiative	Lynn	Warren/Shepard Street LP	Lynn Housing and Neighborhood Development	8/6/15
312	Washington Beech 1A	Boston	Trinity Washington Beech Phase I LP c/o Trinity Financial	Trinity Management	8/5/15
313	Washington Beech 1B	Boston	Trinity Washington Beech Four Phase I LP c/o Trinity Financial	Trinity Management	8/5/15
314	Washington Beech 2A	Boston	Trinity Washington Beech Phase II LP c/o Trinity Financial	Trinity Management	8/5/15
315	Wayne at Blue Hill	Boston	Cruz	Cruz	12/2/15
316	West Fenway Apartments	Boston	Fenway CDC	Hall Keen	6/16/15
317	Westfield Estates	Brockton	Westfield Condo Investment	Cushing Housing Corp	11/2/15
318	Westford Village at Mystery Spring	Westford	Elder Services of Merrimack Valley	Chelmsford Housing Authority	3/28/16
319	Westport Village	Westport	Karan Financial	Karan Financial	4/24/15
320	Whitney Building	Leominster	142 Water Street LP c/o Twin Cities CDC	Wingate Management	6/9/15
321	Whittier	Worcester	Beacon Communities	Beacon Mgmt	3/3/16
322	Willow Trace Apartments	Plainville	Catehouse Group	Catehouse Management	6/15/15
323	Windfield Family	Hadley	Windfield Family Apts LP	Greenleaves Realty	4/14/15
324	Windfield Family	Hadley	Windfield Family Apts LP	Greenleaves Realty	3/29/16
325	Windfield Senior	Hadley	Windfield Senior Est LP	Greenleaves Realty	4/14/15
326	Windfield Senior	Hadley	Windfield Senior Est LP	Greenleaves Realty	3/29/16
327	Winter Street Housing	Haverhill	Winter Street House LP c/o of YMCA of the Northshore	YMCA of the Northshore	2/4/16
328	Winter Street Supportive Housing	Hyannis	Cape Ministry Inc.	Barnstable Housing Authority	11/16/15
329	Woodland Walk	Charlton	Cady Brook Apts Housing LP	HAP Housing	10/5/15
330	Worcester House	Boston	Caritas Communities	Caritas Communities	6/11/15
331	Worthington Commons Apartments	Springfield	Worthington Commons LLC c/o First Resource Dev Corp	First Resource Management Company	9/21/15
332	Worthington House	Springfield	Friends of the Homeless, LLC	Friends of the Homeless, LLC	8/21/15
333	YWCA Supportive Housing	Springfield	YWCA of Western MA	YWCA of Western MA	3/17/16
334	Zelma Lacey	Charlestown	EA Fish	Peabody Properties	12/11/15

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APPENDIX B: Desk Reviews

	Property	Location	Owner	Manager
1	12 Summer Street	Manchester	12 Summer Street LP c/o Affirmative Investments	Wingate Management
2	216 Union Street Extension	Clinton	Alternatives Unlimited	Alternatives Unlimited
3	47 Grosvenor	Worcester	Worcester Community Housing Resources	WCHR
4	Bow Street	Somerville	33 Bow St LP, c/o Somerville Community Corp.	WinResidential
5	Chatham St	Worcester	Abby's House	Abby's House
6	Chicopee Falls Revitalization (Maple Street)	Chicopee	Valley Opportunity Council (VOC)	Valley Opportunity Council (VOC)
7	Coffin Lofts	New Bedford	HallKeen	HallKeen Management
8	Dwight Clinton	Holyoke	HAP Inc.	HAP Housing
9	East Main Street	Chicopee	Valley Opportunity Council (VOC)	Valley Opportunity Council (VOC)
10	Elm Street Revitalization	Westfield	Elm Street Apartments, LP	Domes Incorporated
11	Elm/Otis	Cambridge	Just-A-Start Corporation	Maloney Properties
12	Emerson Manor II	Longmeadow	Interfaith Homes of Longmeadow Phase Two, Inc.	Cerr Management
13	Extaw/Meridian	East Boston	Neighborhood of Affordable Housing Inc. (NOAH)	Neighborhood of Affordable Housing Inc. (NOAH)
14	Geneva Avenue Special Needs Elderly	Boston	Pine Street Inn Housing II, Inc.	Pine Street Inn
15	Haverhill Street Transitional Housing - Fina House	Lawrence	YWCA Fina House, LLC	YWCA of Lawrence
16	Ice Pond	Northampton	Homeownership	Valley CDC
17	King Street SRO	Northampton	Valley King Street LLC c/o Valley CDC	Home City Housing
18	Lawton's Corner	New Bedford	HallKeen	HallKeen Management
19	Memorial Parish House	Springfield	Memorial Parish House LP	Mount Holyoke Management

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	Property	Location	Owner	Manager
20	Middlesex Street Apartments aka Carriage House	Lowell	Middlesex Street LP/CBA	Maloney Properties
21	Orange Wheeler I	Lawrence	The Community Builders (TCB)	The Community Builders (TCB)
22	Orange Wheeler IV	Lawrence	The Community Builders (TCB)	The Community Builders (TCB)
23	Prospect Estates	Webster	WIRED	WinnResidential
24	Russell Terrace	Arlington	Caritas Communities Inc.	Caritas Communities Inc.
25	Saunders School Apartments	Lawrence	EA Fish	Peabody Properties
26	Silver Meadow	Wales	HAP	HAP
27	Southgate Place	Worcester	City Builders LLC	Maloney Properties
28	Squirrel Brand	Cambridge	Squirrel Brand LP (Just-A-Start)	Maloney Properties
29	Suffolk Street	Lowell	Lowell Housing Authority	Lowell Housing Authority
30	Transition House	Fall River	SteppingStones	SteppingStones
31	Upton Street	Boston	40 Upton Street LLC c/o Planning Office for Urban Affairs (POUA)	Pine Street Inn
32	Wakefield Senior Housing	Wakefield	Wakefield Senior Housing Corp c/o Wakefield HA	Wakefield HIA
33	Wellfleet Apartments	Wellfleet	Lower Cape Cod Community Development Corporation	Cape Cod Community Development Partnership
34	Winter Gardens	Quincy	Winter Gardens LLC c/o Neighbor Works of Southern Mass	Maloney Properties, Inc.

CR-15 Table

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG		116,544,100	30,059,104
HOME		25,911,136	4651932
HOPWA		847,904	82,962.19
ESG		17,940,720	4,045,861
Other	Affordable Housing Trust Fund	140,000,000	35000000
Other	Alternative Housing Voucher Program	14,200,000	3623430
Other	Capital Improvement and Preservation Fund	0	0
Other	Commercial Area Transit Node Housing Program	8,000,000	2000000
Other	Community Based Housing	20,000,000	5000000
Other	CSBG	64,000,000	16,472,262
Other	Facilities Consolidation Fund	46,400,000	11600000
Other	Family Shelters	620,000,000	186,463,200
Other	Housing Innovations Fund	49,752,776	12438194
Other	Housing Stabilization Fund	84,700,000	21175000
Other	Individual Shelters	164,000,000	43,343,030
Other	LIHEAP	552,000,000	146,211,114
Other	MA Rental Voucher Program	278,450,820	65438227
Other	Public Housing Operating	257,220,000	64500000
Other	Rental Assistance for Families in Transition	44,000,000	12,500,00
Other	Section 8	925,082,908	232450680
Other	Section 8 Moderate Rehab	40,000,000	8000000
Other	State LIHTC	20,000,000	20000000
Other	Weatherization Assistance Program	21,707,144	5,426,786

Table 3 – Resources Made Available

Narrative

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
			In the CAPER document

Table 4 – Identify the geographic distribution and location of investments

CAPER

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